

2ND Community Public Meeting

EFFECTIVE DISPLACEMENT PREVENTION & DIVERSION POLICY

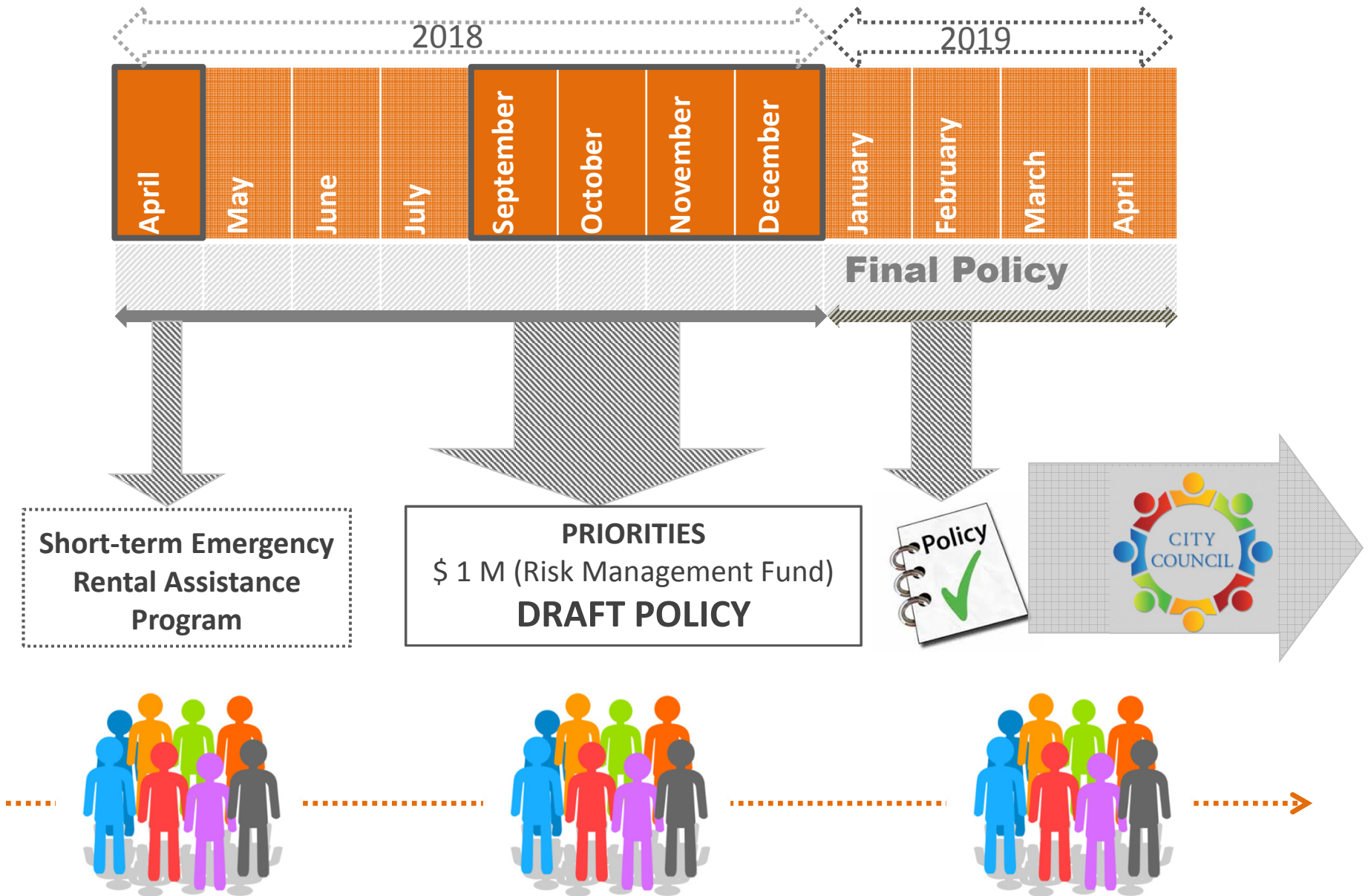
October 15, 2018

Azza Kamal, PhD, LEED AP

Neighborhood and Housing Services Department (NHSD)



POLICY TIMELINE



SESSION 1 RECAP

Risk-Mitigation: Community Public Meeting #2, Oct. 15th, 2018

CAUSES AND CHALLENGES OF DISPLACEMENT

Family and Older Adults
Financial Pressures
Fair Housing Rights

EXISTING RESOURCES/ NETWORKS

Networks and Organizations
Challenges for Receiving Assistance

NEIGHBORHOOD CHARACTERISTICS

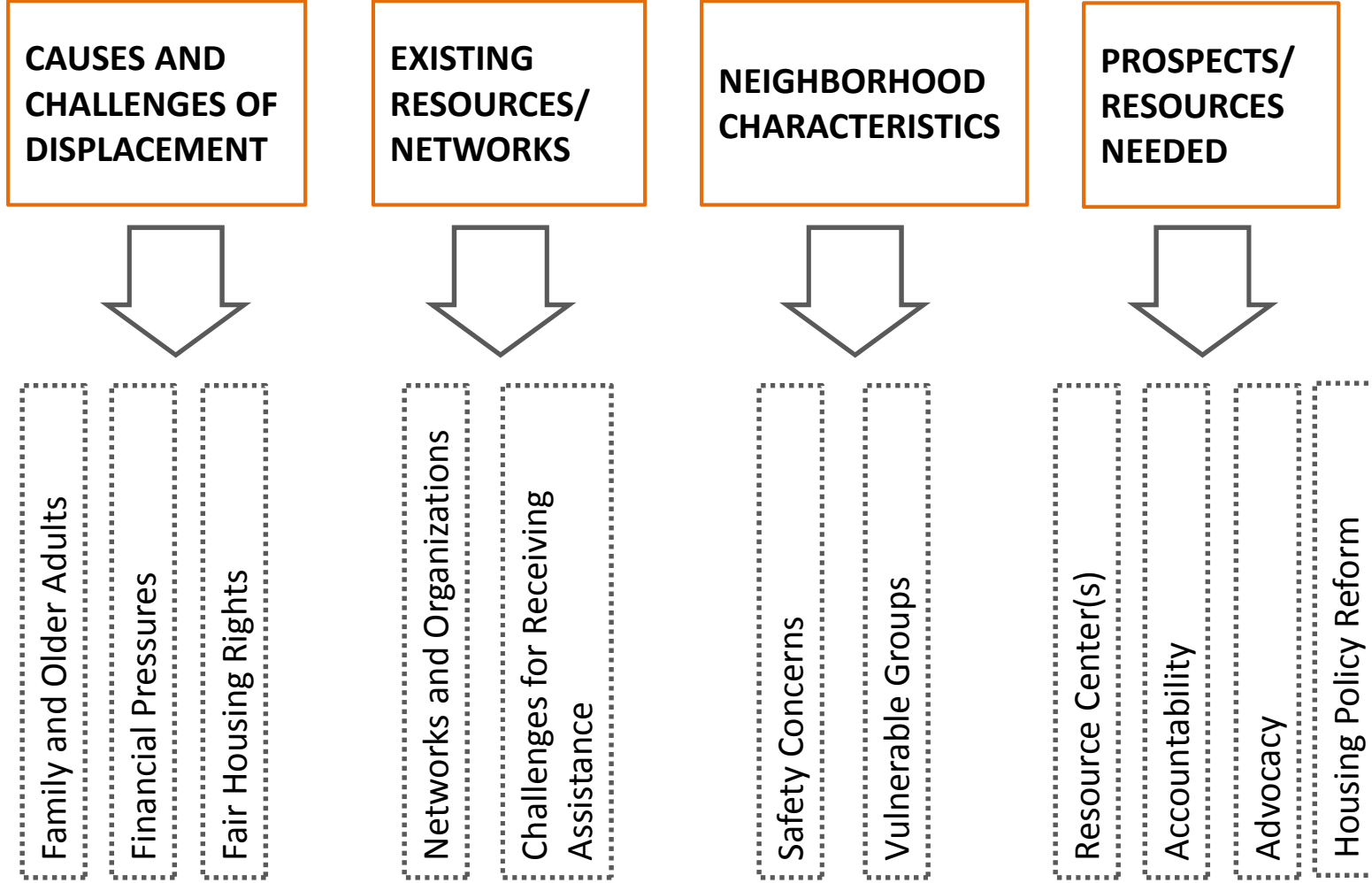
Safety Concerns
Vulnerable Groups

PROSPECTS/ RESOURCES NEEDED

Resource Center(s)
Accountability
Advocacy
Housing Policy Reform

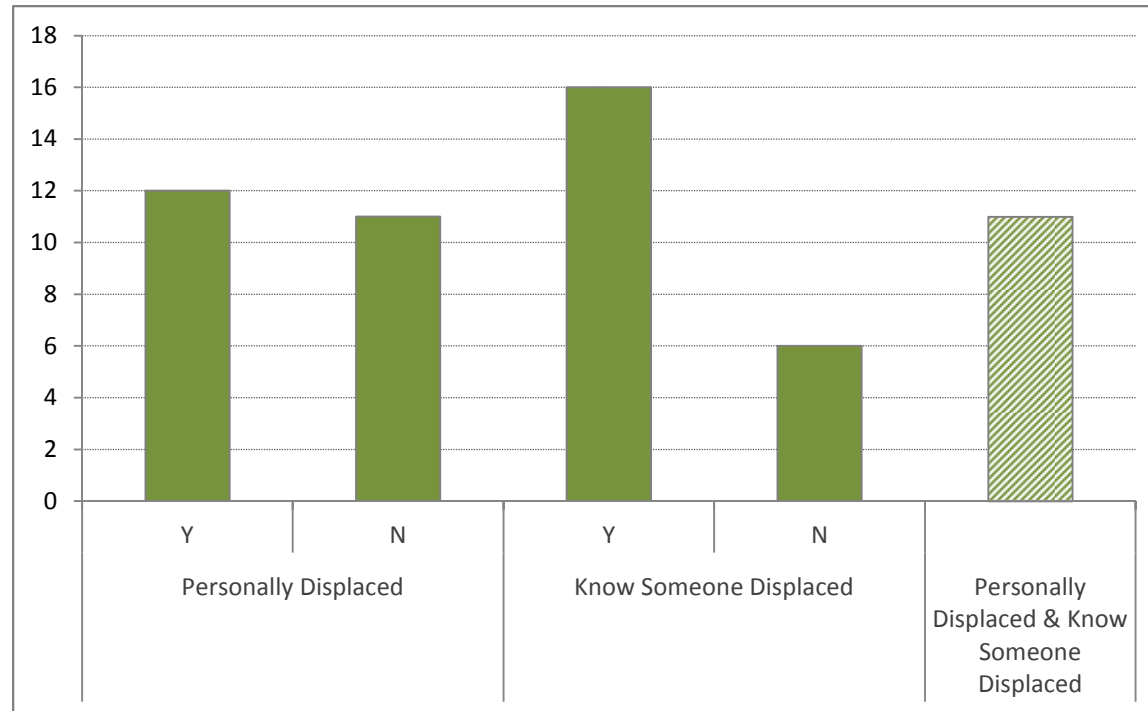
SESSION 1 RECAP

Risk-Mitigation: Community Public Meeting #2, Oct. 15th, 2018



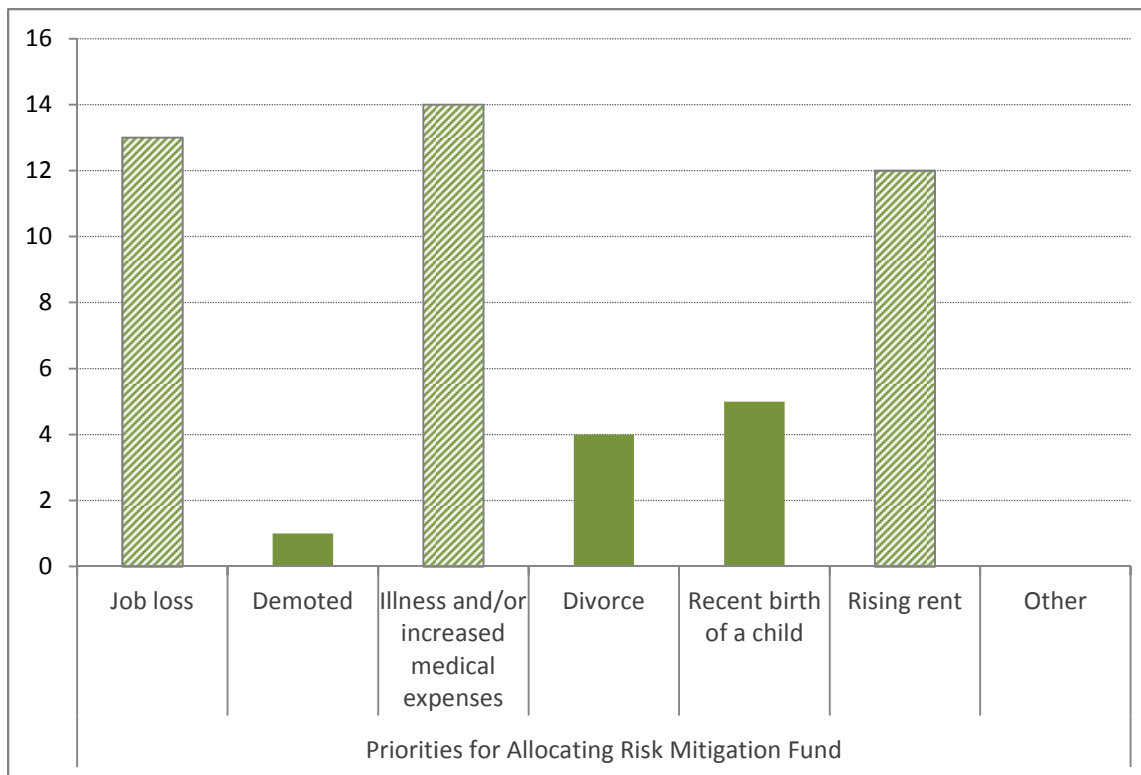
Q 1 & 2

Have you personally been the affected by displacement?
Do you know someone who has been displaced?



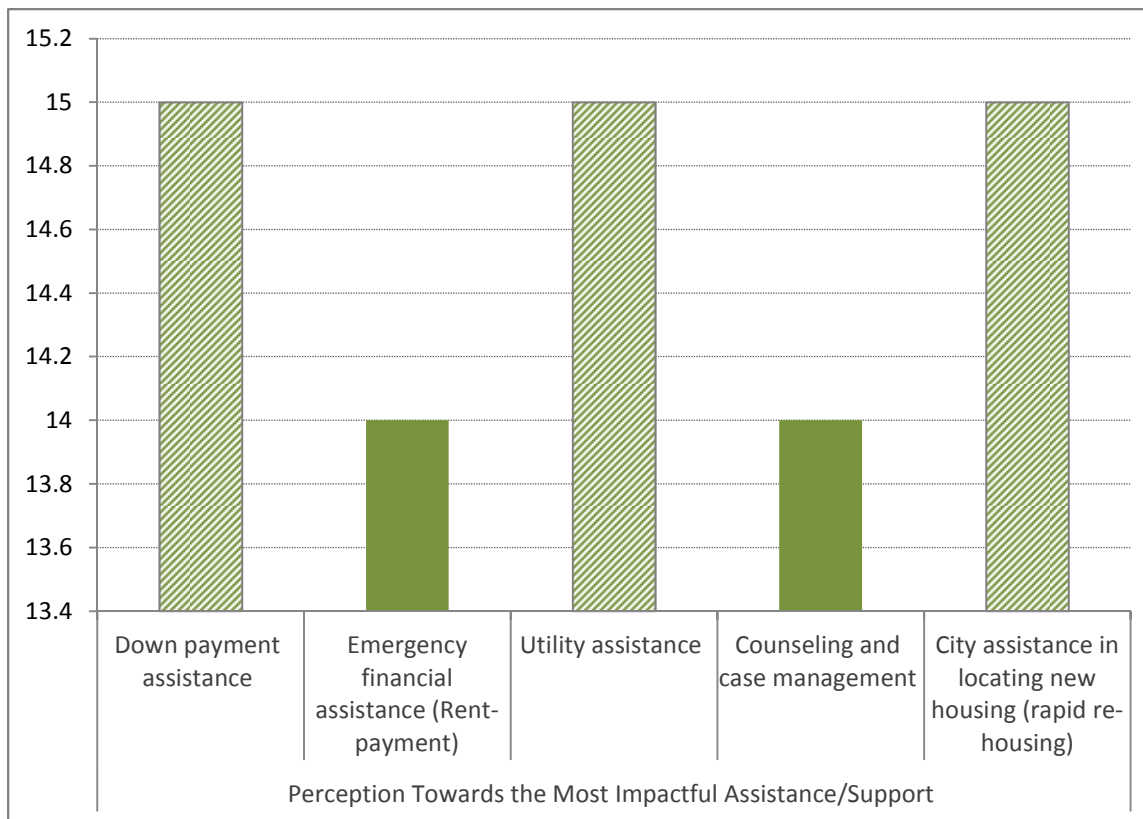
Q 3

If you were affected by displacement, what type of assistance or support would be the most impactful to you. Rank in order of priority: 1(low) to 5 (high)



Q 4

In your opinion, which of the following are the most prioritized circumstances for using the Risk Mitigation Fund (select all that apply)





**CITY OF SAN ANTONIO
HOUSING & HOMELESSNESS
SERVICES DEPARTMENT**

DISPLACEMENT PREVENTION & assistance policy

The City of San Antonio is seeking feedback on the creation of a displacement prevention and assistance policy. The policy aims to assist those families and individuals at risk of displacement as well as those families and individuals who have recently been displaced.

The City will compile the results of the survey along with the data gathered from several community meetings to craft the policy. The policy recommendations will be presented to the City Council in early 2019.

SURVEY

1 Have you personally been placed in a housing situation in the past two years?

☐ Yes
☐ No

2 Do you know someone who was displaced in the past two years?

☐ Yes
☐ No

3 What part of San Antonio were you displaced from? (Type N/A if it does not apply.)

Neighborhood/Community _____
Street Name _____
ZIP Code _____

4 Are you aware of other individuals or families in your current or former street or neighborhood who were evicted or displaced in the past two years?

☐ Yes
☐ No
☐ Does not apply

5 Do you consider your street or neighborhood to be safe for your kids and the teens in the area?

☐ Yes
☐ No
☐ Somewhat
☐ I don't know

6 What type of assistance or support would have a greater impact on your life the person you know at time of displacement? (Rank the ability in order from 1 (low impact) to 5 (high impact))

☐ Legal assistance, counseling & case management
☐ Assistance in locating new housing (rental or housing)
☐ Emergency financial assistance (temporary rent or past due payments)
☐ Rental application fee and security assistance
☐ Utility assistance

7 In your opinion, what are the most prioritized circumstances for utilizing the Risk Mitigation Fund? (rank up to three)

☐ Recent death of a close family member
☐ Loss of job
☐ Aging family member
☐ Low-income job
☐ Chronic and/or increased medical expenses
☐ Other (please specify) _____

8 What is the best way for an individual or a family to have access to resources for assistance at the time of displacement/eviction?

☐ Physical location as a (one-stop shop)
☐ 24/7 hotline
☐ Online information
☐ Neighborhood contacts and networks
☐ Neighborhood community space
☐ Local church/mosque place

9 What initiative with landlords should the City take in order to mitigate displacement and eviction? (rank up to three)

☐ Incentivize landlords to retain the property with a commitment to maintain the same rent.
☐ Incentivize landlords who rent to evicted/displaced families and individuals.
☐ Establish a first-come first-served for landlords (who rent to evicted/displaced) to bid their available rental units.
☐ Support for landlords who provide quality supportive services in their properties for displaced tenants.
☐ Create an affordable housing network of landlords to share resources and direct tenants to nearby supportive services.

10 Are there any other challenges or potential resources related to the displacement issue that you would like to tell us about?

Continue to the next page

SURVEY

English Survey



Spanish Survey



MARK YOUR CALENDAR...
Wed., NOVEMBER 14th, 2018
3RD Community Input
Meeting (5:30-7:30 pm)

PreK-4 SA, Southside

(7031 S New Braunfels Ave, San Antonio, TX 78223)

**Parking and
Entrance to
Training Rm #1**



SUGGESTED GROUND RULES

Risk-Mitigation: Community Public Meeting #2, Oct. 15th, 2018

- 1. Encourage everyone at your table to speak**
- 2. Express ideas succinctly**
- 3. Listen for understanding. Respect different viewpoints**
- 4. Seek common language and common ground**
- 5. Avoid side conversations**

Q1: TENANTS/ COMMUNITY

How can we best protect tenants from possible retaliation or harassment by some landlords?



➤ Community organizing and legal support to assist tenants

Bringing people together and coordinating efforts to promote their common interests.

Offer education regarding planning and local issues; negotiation of specific agreements with developers and property owners that ensure that development projects are more responsive to the needs of the community. (In Austin: Texas Rio Grande Legal Aid)

Examples

- Boston (Boston Tenant Organizing Program)
- New York City (Partners in Preservation)
- Los Angeles (Strategic Action for a Just Economy)

➤ Community engagement strategy for vulnerable tenants

A City ordinance that requires mandatory community engagement plans for applicants of development projects (with \$\$ of investments) in at-risk neighborhoods

Examples

- Portland (North/Northeast Neighborhood Housing Strategy forums; Diversity and Civic Leadership Program)
- Boulder (Code for America partnership)

➤ Community Preference Policy (in gentrifying neighborhoods)

Consider giving preference to low-income residents who are at the highest risk of displacement (such as renters), have long ties to the community, or have already been displaced—or to applicants whose family members have been displaced.

Needs to be carefully tailored to the particular communities, and to comply with the Fair Housing Act

Examples

- Portland's (North/Northeast Portland)
- San Francisco

Q2: LANDLORDS

What initiatives with landlords should the City consider to mitigate displacement/ or eviction?



➤ Registration and inspection program

Incentives to landlords for properties rehab with a commitment to maintain the same rent

Example

- New York City

The City keeps a database to track at-risk properties; conducts a regular inspection on properties conditions
City right of first refusal/right to purchase for rent-restricted properties being sold (80% AMI)

Examples

- Dallas; Fort Worth; Irving, Texas; Los Angeles; Sacramento; Seattle; San Diego; San Francisco

➤ Incentives to landlords who rent to evicted/displaced families and individuals

The City provides a free online listing portal for landlords who rents to evicted/displaced tenants

\$\$ for the first unit landlords rent to a homeless household and \$\$ for each additional unit

Assistance in security deposits and utilities

Dedicated “housing specialist” to answer landlords’ questions

This program need to be carefully crafted and limited to at-risk tenants in specific communities or ZIP codes

Examples

- San Diego (Landlord Engagement & Assistance Program -LEAP)

➤ Eviction notification ordinance/ notice to the City

Requirements for landlords to notify the City and neighborhood association when a decision to evict or not-to renew leases of a group of tenants

Examples

- Boston (Jim Brooks Stabilization Act).

➤ Support for landlords who provide quality supportive services for at-risk tenants

Tax abatement

\$\$ support to offer social and job training services

Link incentives to services offered to the broader community

Provide resources to

This program need to be carefully crafted and limited to at-risk tenants in specific communities or ZIP code, and within a max. ¼ mile walking distance to these services

New coordinated housing

- Part of the “coordinated policy” for managing existing resources in properties for tenants with income up to (80% AMI)

➤ Affordable rental housing preservation resources and networks

Create a record of/and track citywide preservation policy

Resources to a network of tenants organizations and neighborhood associations

Link this record with inspection history for easy tracking and monitoring

Examples

- Washington, D.C. ((Housing Preservation Network)
- Colorado (Housing Preservation Network)
- Chicago/Cook County (Preservation Compact)

Q3: HOME-OWNERS

How can the City support legacy and vulnerable home owners in gentrifying neighborhoods?



➤ Protect legacy (at-risk) home owners

Home-owners who have lived in the same house for at least 15 years with 120% increase in property tax due to neighborhood improvement/ or investment) or a new city-incentivized development nearby:

- Development (or investment) threshold (\$15 Million)
- Define improvement categories
- Nearby (What is the extent of nearby?)
- Priority to older adults (65 or older) and people with disability

Examples

- A new bill is proposed for Texas House of Representatives
- Bexar County Homestead Exemption (Form 50-114)

➤ Fair lending education

Expand resources and partnerships with organization that provide financial education to vulnerable homeowners about safe and affordable financial products and help homeowners improve their credit to increase their chances of qualifying for safer lending

Examples

- New York (Fair Housing Justice Center and Office of Financial Empowerment)
- Nashville (Financial Empowerment Center)
- San Antonio (Financial Empowerment Center—financial counseling)

Q4: NGHD & AFFORDABLE HOUSING PRESERVATION

What tools should the city adopt to effectively preserve affordable housing and neighborhoods over time?



➤ Overlay Zones

To preserve affordable housing in the neighborhood/district, the process of creating the overlay requires community buy-in and/or a requirement of affordable housing units in new (or renovated development)

This rule needs to be carefully crafted and limited to gentrifying neighborhoods

Examples

- San Antonio: Development guidelines for Mahnke Park Neighborhood (underway)
- Dallas and Seattle (Neighborhood Conservation District)
- University District Overlay (under consideration by City of Austin)

➤ Residential infill tools and guides

An ordinance that allows incentives for higher density through Infill development (with % of affordable units) around transportation corridors and within 1/4 –mile of bus stops

Examples

- San Francisco

➤ **Comprehensive and coordinated neighborhood-scale displacement mitigation plan**

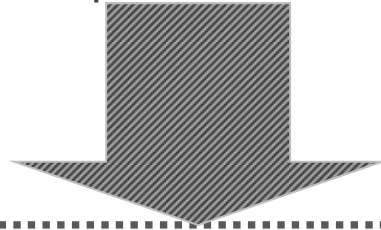
Coordinate resources and intervention plans tailored to neighborhoods with at-risk of displacement /and are being gentrified
Work with communities, community advocates to engage them at an early process of development in vulnerable neighborhoods

Example

- Portland (North/Northeast Neighborhood Housing Strategy)

INPUT ON SESSION #1 OUTCOMES

Please express your opinion on the outcomes of the first displacement-mitigation session that was held on September 18th. Use the following color-codes to post a single dot to represent the importance of each action pertaining to the four topics on the boards.



GREEN

HIGHEST PRIORITY/ VERY IMPORTANT

ORANGE

IMPORTANT

RED

LOW PRIORITY/ LESS IMPORTANT

SESSION #1 OUTCOMES

RANKING: PRIORITY ACTIONS

Displacement Mitigation and Diversion Policy Session #2	Displacement Mitigation and Diversion Policy Session #2	Displacement Mitigation and Diversion Policy Session #2	Displacement Mitigation and Diversion Policy Session #2
<p>Session # 1 Outcomes</p> <p>1 & 2</p> <p>CAUSES & CHALLENGES OF DISPLACEMENT</p> <p>FAMILY AND OLDER ADULTS</p> <ul style="list-style-type: none"> Concerns among older adults when relocating (Accessibility to services/ Transportation challenges) Health and mental health issues combined with the displacement pressure People with substance abuse Criminal record impacts housing options Eviction on the record impacts future options Tenants leave to avoid eviction so they don't have it on their record Concerns regarding landlords who may target evicting older adults rather than providing accommodations <p>FINANCIAL PRESSURE</p> <ul style="list-style-type: none"> Rent increase without notice and sneaky fees Power of landlords; structures deterioration with no proper maintenance, unsafe and unlivable properties Sudden job loss Rising property taxes Insufficient amount of "relocation-vouchers"; and need to pay security deposit <p>FAIR HOUSING RIGHTS</p> <ul style="list-style-type: none"> Awareness of Tenants Fair Housing rights Fear of Landlord's retaliation <p> HIGH PRIORITY/ EXTREMELY IMPORTANT IMPORTANT LOW PRIORITY/ LESS IMPORTANT </p> <p><small>For more information, please contact: Alicia Kline, PIO, Neighborhood and Housing Services Department, City of San Antonio (SAHAL, Aline Kline@sanantonio.gov, 210-2070194).</small></p>	<p>Session # 1 Outcomes</p> <p>3</p> <p>Existing Resources/ Networks</p> <p>NETWORKS AND ORGANIZATIONS</p> <ul style="list-style-type: none"> Department of Human Services (DHS) Community members and advocates help to navigate the process, provide resource lists Churches provide a safety net, particularly for seniors Example of Organizations: Texas Rio Grande Legal Aid, My City is My Home, SAMM, SAHA, Haven for Hope Fair housing of San Antonio <p>CHALLENGES FOR RECEIVING ASSISTANCE</p> <ul style="list-style-type: none"> Not sure where to turn Assistance is for veterans, but not for others Most of the Assistance focused on families with children, not individuals Limitation (and short-term) assistance by some organizations (example: Two-month rent by San Antonio Alternative Housing) <p> HIGH PRIORITY/ EXTREMELY IMPORTANT IMPORTANT LOW PRIORITY/ LESS IMPORTANT </p> <p><small>For more information, please contact: Alicia Kline, PIO, Neighborhood and Housing Services Department, City of San Antonio (SAHAL, Aline Kline@sanantonio.gov, 210-2070194).</small></p>	<p>Session # 1 Outcomes</p> <p>4</p> <p>NEIGHBORHOOD CHARACTERISTICS</p> <p>SAFETY CONCERNS</p> <ul style="list-style-type: none"> Safety concerns for many residents Concerns of people with criminal background Vacancy in adjacent properties causes landlords interested in selling their properties Quiet neighborhood Low to average income <p>VULNERABLE GROUPS</p> <ul style="list-style-type: none"> Mostly low income Mostly working class Grandparents raising their grandchildren Families with children Single parent households People who lived there worked downtown (Soap Works) Diverse population With ongoing gentrification, less diverse population and generally not a working class <p> HIGH PRIORITY/ EXTREMELY IMPORTANT IMPORTANT LOW PRIORITY/ LESS IMPORTANT </p> <p><small>For more information, please contact: Alicia Kline, PIO, Neighborhood and Housing Services Department, City of San Antonio (SAHAL, Aline Kline@sanantonio.gov, 210-2070194).</small></p>	<p>Session # 1 Outcomes</p> <p>5</p> <p>PROSPECTS/ AND RESOURCES NEEDED</p> <p>RESOURCE CENTER(S)</p> <ul style="list-style-type: none"> A one-stop shop for assistance Resource centers at complexes Relocation, prevention, connection beyond "one-stop"; resources need to connect across providers Meet people and offer lasting help <p>ACCOUNTABILITY</p> <ul style="list-style-type: none"> Accountability for developers Accountability with teeth for those organizations who receive funding Landlords shift in role from just collecting rent to role as servants of the residents <p>ADVOCACY</p> <ul style="list-style-type: none"> A hub of advocates Support and real representation of vulnerable groups Affordable legal representation so people have standing, advocates Legal protections, renter recourses, a means to fight <p>BROADER HOUSING POLICY REFORM</p> <ul style="list-style-type: none"> Property tax relief (for distressed home owners in areas at-risk of displacement) Need more developers to build homes at < 100K Affordable housing providers (such as Habitat for Humanity) cannot keep up with demand Person-centered financial assistance <p> HIGH PRIORITY/ EXTREMELY IMPORTANT IMPORTANT LOW PRIORITY/ LESS IMPORTANT </p> <p><small>For more information, please contact: Alicia Kline, PIO, Neighborhood and Housing Services Department, City of San Antonio (SAHAL, Aline Kline@sanantonio.gov, 210-2070194).</small></p>

For questions, please contact:

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